

# **CITY OF DUPONT LONG RANGE PLANNING PROJECTS**

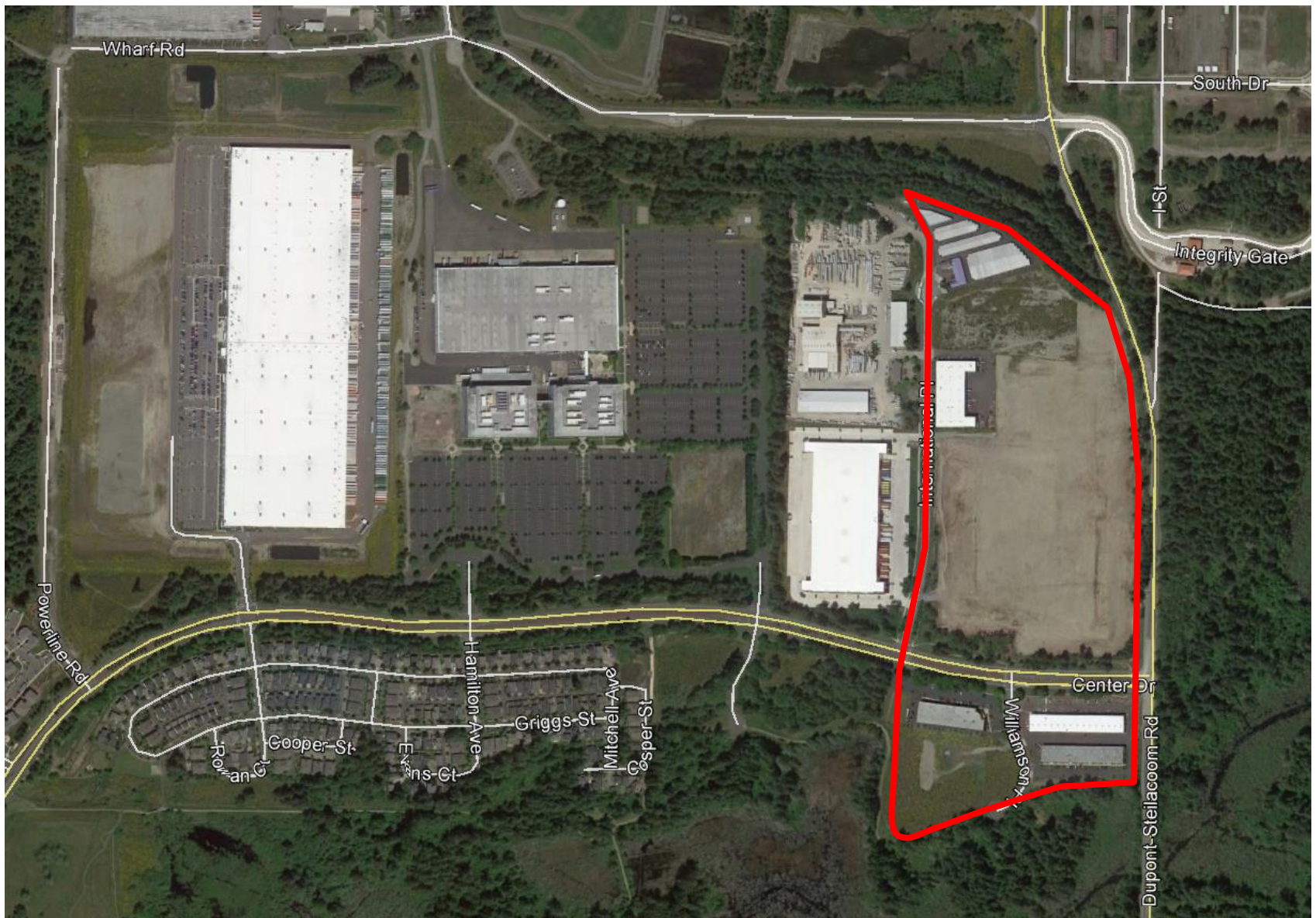
**2017 COMPREHENSIVE PLAN CYCLE**

## **PLANNING COMMISSION PUBLIC HEARING**

- Community Commercial (COMP 16-05 & TEXT 16-07) - continue
- Complete Community Overlay (COMP-16-02 & TEXT-16-03) – work session
- Old Fort Lake Subarea Plan (COMP-16-04 & TEXT-16-06)) – work session

**August 14, 2017**

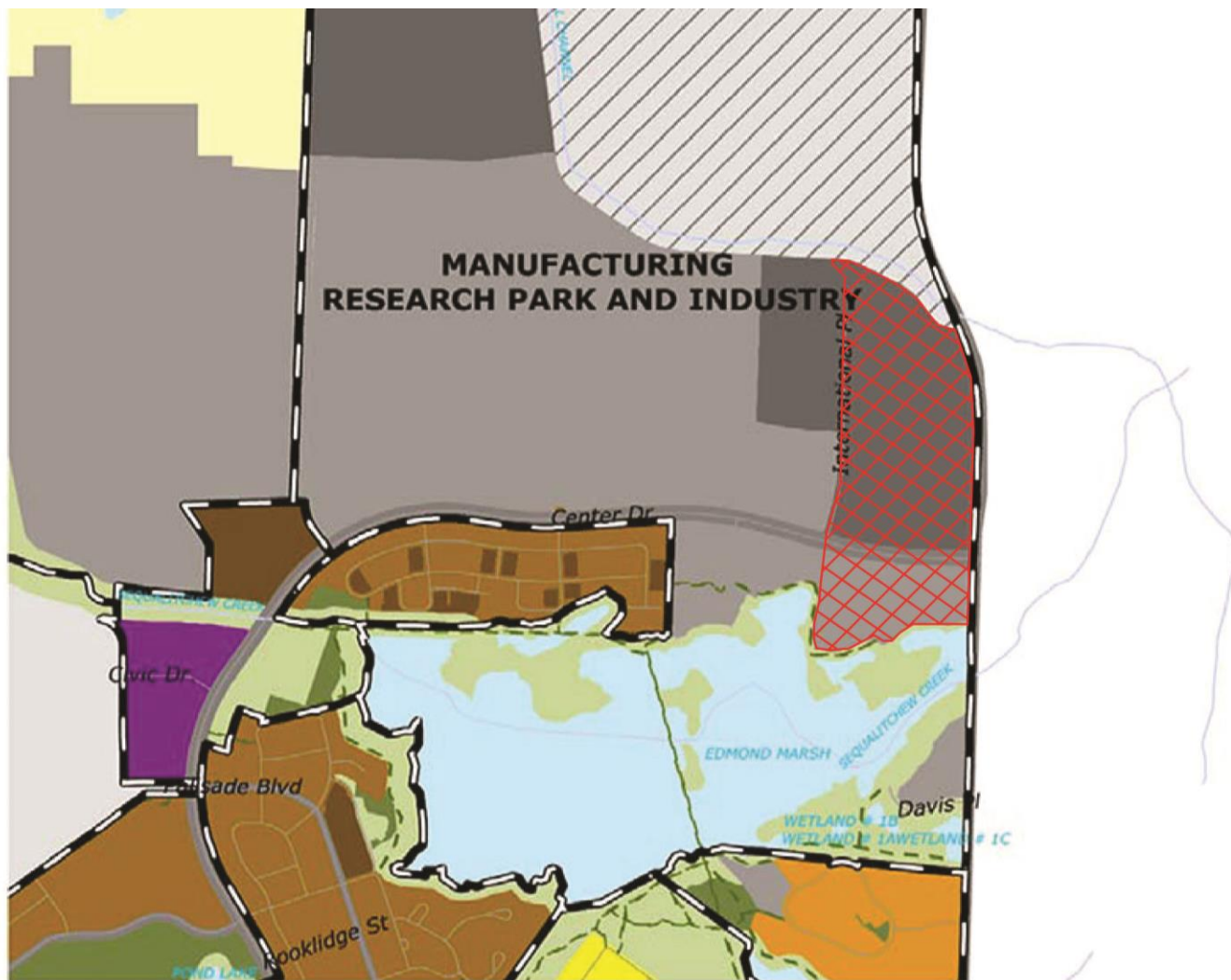




# Community Commercial Opportunity Area

(COMP-16-05 & TEXT-16-07)



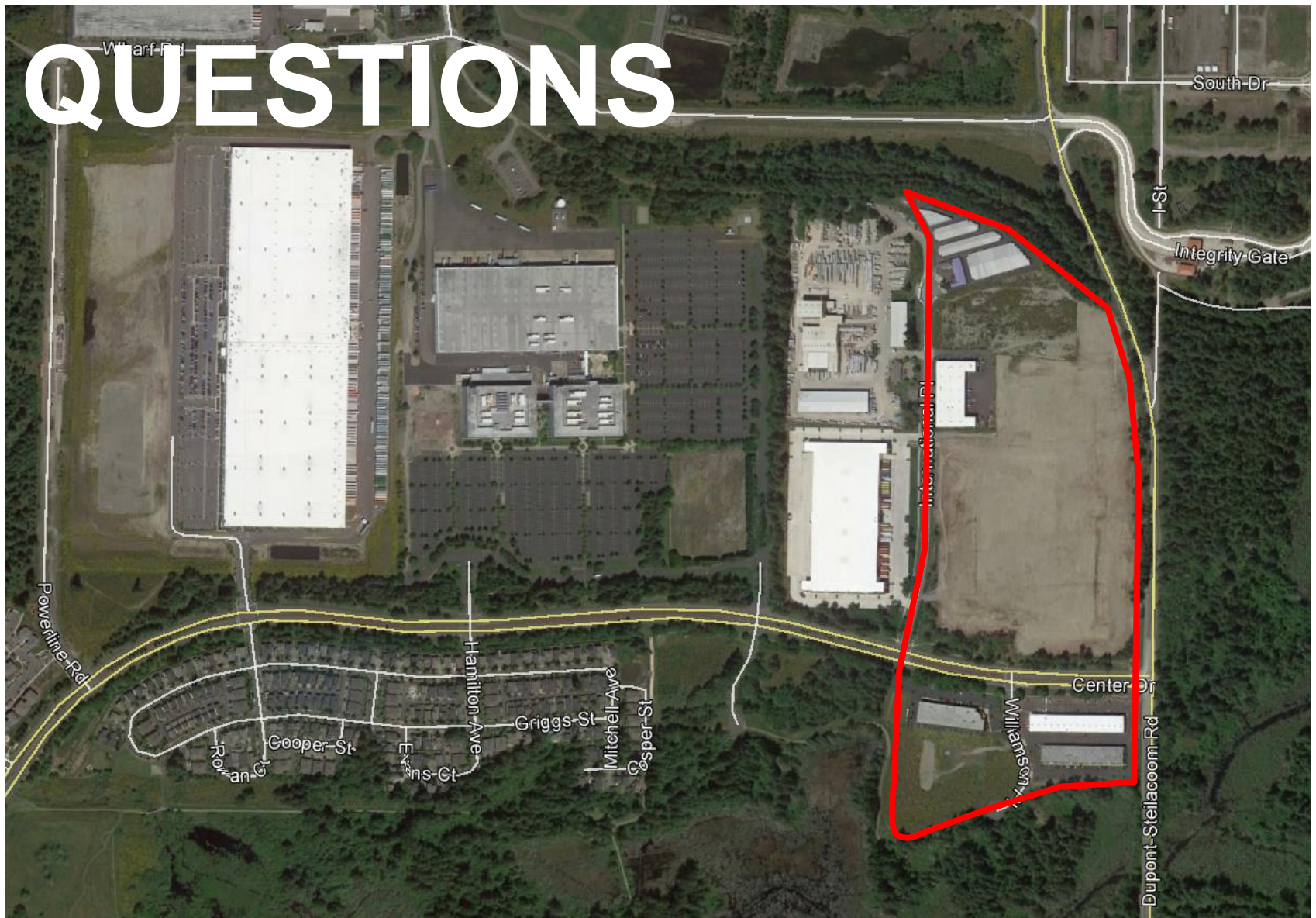


## MANUFACTURING RESEARCH PARK AND INDUSTRY





# QUESTIONS



**Community Commercial Opportunity Area**  
(COMP-16-05 & TEXT-16-07)





## APPLICANT'S LONG-TERM DEVELOPMENT GOALS

Memory  
Care  
Facility

5-Story  
Apartment  
Building

Small Scale  
Neighborhood  
Commercial /  
Medical

Future  
Development  
Area

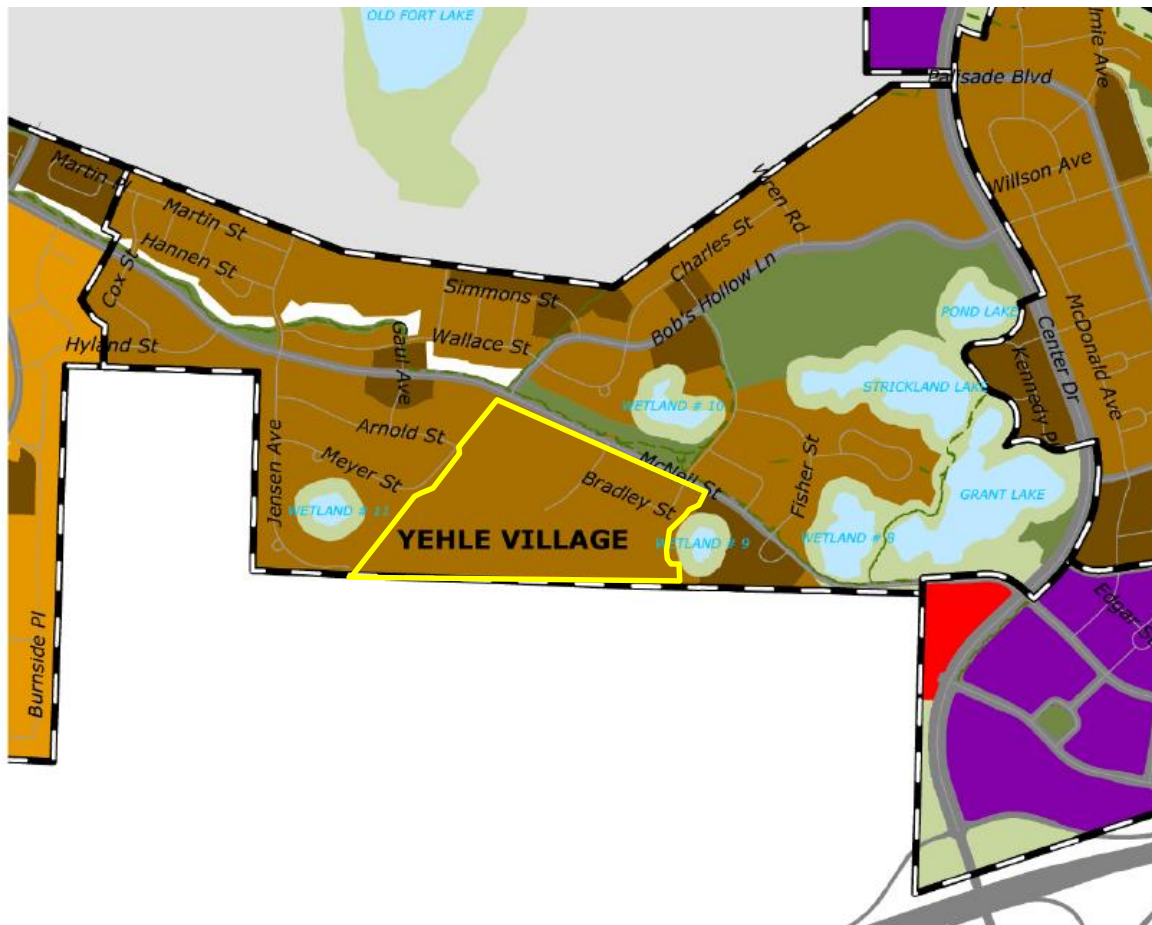
**PATRIOTS LANDING +/- 44-acres**

Google Earth

© 2017 Google

**Patriots Landing**  
(COMP-16-02 & TEXT-16-03)





### YEHLE VILLAGE

- Residential Reserve
- Residential 3
- Residential 4
- Residential 5
- Residential 12

- Office
- Commercial
- Mixed Use
- Business Tech Park
- Manufacturing and Research

- Industry
- Military
- Open Space/Sensitive Areas
- Park Land
- Village Boundary
- Trails
- Streams

0 450 900 1,350 1,800 2,250  
Feet



# CURRENT ZONING ALLOWANCES

Memory  
Care  
Facility

REQUIRES CONDITIONAL USE  
APPROVAL

5-Story  
Apartment  
Building

REQUIRES CONDITIONAL USE  
APPROVAL

***Plus***

HEIGHT LIMITED 35 – 55 FEET

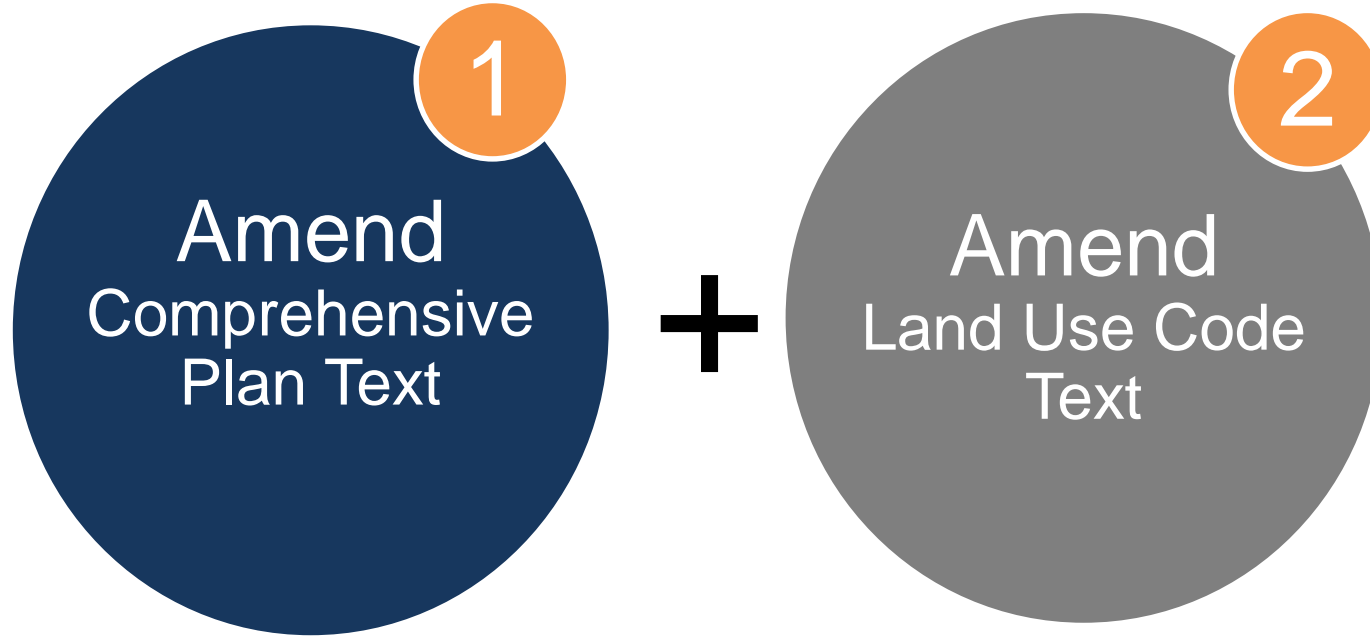
*Small Scale*  
Neighborhood  
Commercial /  
Medical

NOT PERMITTED





# APPLICANT REQUESTS



*\* NO development approvals with these requests*

- A. RESIDENTIAL DISTRICTS
- B. MASTER PLAN PROCESS
- C. DEFINITIONS







# COMPLETE COMMUNITY OVERLAY (CCO)

- Incentive-based Development Option
  - *Density Bonus option (senior housing)*
  - *Non-residential use options*
- Conditional Use Review (type III)
- Master Plan Required
- Eligible in all Residential Districts



A

# COMPLETE COMMUNITY OVERLAY





A

# COMPLETE COMMUNITY OVERLAY (CCO)





A

# COMPLETE COMMUNITY OVERLAY (CCO)





# COMPLETE COMMUNITY OVERLAY (CCO)

## Land Use Process

1.) Master Plan Approval

Type III Conditional Use

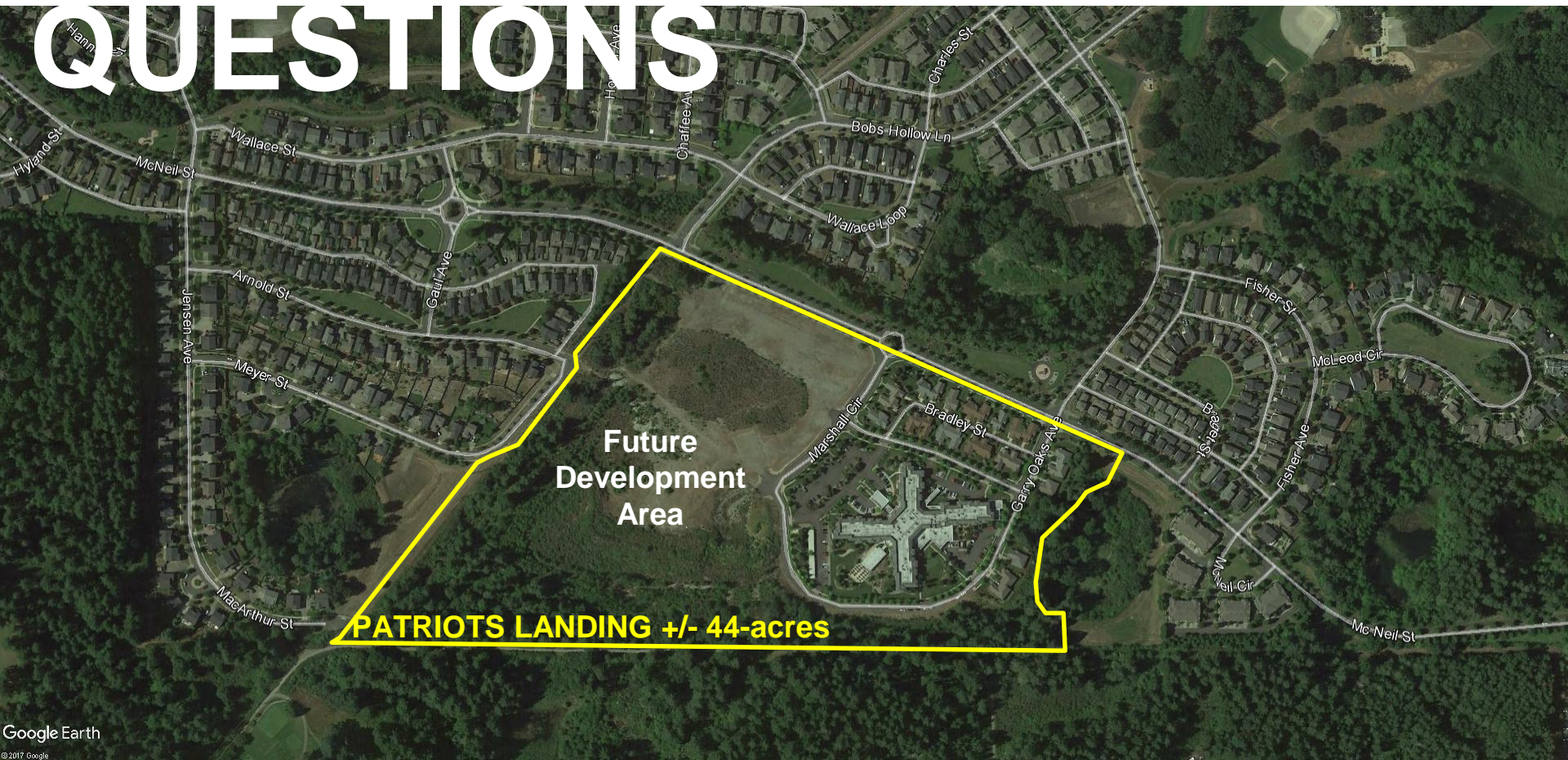
2.a) Site Plan Approval

2.b) Building Design  
Review





# QUESTIONS







# Old Fort Lake Business & Technology Park

(COMP-16-04 & TEXT-16-06)



# PUBLIC OPEN HOUSE FORMAT

1

**PRESENTATION**



2

**INFO STATIONS**



LAND USE



BUILDING  
DESIGN/  
BUFFERING



TRANSPORTATI  
ON



LANDSCAPI  
NG /  
AMENITIES



DEVELOPER  
ENGAGEMENT

3

**PUBLIC COMMENT / SUGGESTIONS**







Which of these land uses should be included in the Subarea?





# D ZONING & LAND USE

What type of industry should be the focus in the subarea?

(multi-choice / check all that apply)

WAREHOUSING/DISTRIBUTION

MANUFACTURING

RESEARCH & DEVELOPMENT

HIGH TECHNOLOGY

OFFICE/CORPORATE OFFICES

What is your preferred shopping environment?

(Choose One)

STAND-ALONE



SHOPPING CENTER



MIXED USE/NEIGHBORHOOD CENTER



City of DuPont  
Old Fort Lake Subarea Plan



What type of industry should be the focus in the subarea?

What is your preferred shopping environment?



# E BUILDING & SITE DESIGN

## Priorities (within the subarea) (rate each topic)

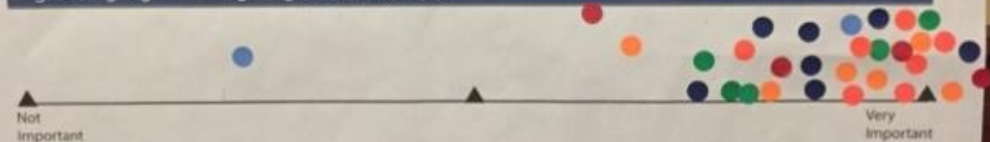
Provide pedestrian amenities (street trees, benches, signage, ped-scale lighting, etc.)



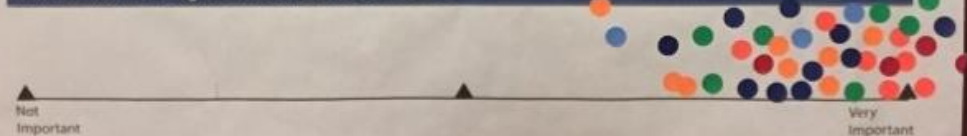
Screen parking lots



Regulate light glare and lighting fixtures (dark sky)



Buffer residential neighborhoods/buffer golf course



[What should be the] priorities within the subarea?







## BUILDING & SITE DESIGN

### Priorities (within the subarea) (rate each topic)

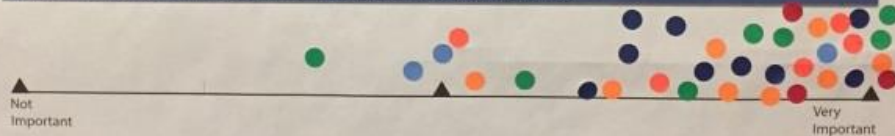
#### Buildings oriented toward the street (vs. fronting a parking lot)



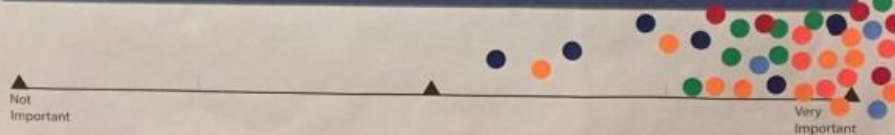
#### Regulate exterior colors and materials



#### Architectural details on street-facing facades (canopies, arcades, etc.)



#### Size/height restrictions near residential/view corridors



[What should be the] priorities within the subarea?



# F TRANSPORTATION

**What kinds of non-motorized facilities should be provided in the subarea?**

(Choose One)

ON-STREET FACILITIES (BIKE LANES/SIDEWALKS)



OFF-STREET FACILITIES (MULTI-USE TRAILS)



**How should sidewalks be designed in the subarea?**

(Choose One)

CURB-TIGHT SIDEWALKS



TREE AND LAWN SIDEWALKS



**Should streets accommodate on-street parking?**

(Choose One)

NO, PROVIDE PARKING OFF STREET



YES, STREETS WIDE ENOUGH FOR PARKING



City of DuPont  
Old Fort Lake Subarea Plan



On-Street Bike Lanes  
Vs.  
Multi-use Trail

Curb-tight sidewalks  
vs.  
Separated sidewalks

Off-street parking  
Vs  
On-street parking





# F TRANSPORTATION

What are your concerns or ideas about transportation in the subarea?

Our traffic is already over capacity. The environmental impact of truck traffic is imperative to address on our already congested streets.

No office buildings or warehouses for the business of Commerce / Health / Agriculture.

What about the old bus depot? (Gibson Rd.)

All new cars are electric.

Post Comment Here

More parking spaces for the business of Commerce / Health / Agriculture.

More parking spaces for the business of Commerce / Health / Agriculture.

Non Sap/ Trees

No truck traffic in "center" to keep businesses + residents happy and safe.

Consideration of public for the business.

Consideration of public for the business.

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City of DuPont  
Old Fort Lake Subarea Plan



# G LANDSCAPING & AMENITIES

**What kinds of amenities would you like to see in the subarea?**

(multi-choice / check all that apply)

TRAILS



NATURAL AREAS



WAYFINDING (THEMED/DECORATIVE)



EDUCATIONAL SIGNAGE



GATHERING PLACES/CULTURAL SITES



STREET FURNITURE/SHELTERS



EXERCISE EQUIPMENT



**What landscaping style would you like to see in the subarea?**

(Choose One)

NATURAL



MANICURED



City of DuPont

Old Fort Lake Subarea Plan



What kinds of amenities would you like to see in the subarea?

What landscaping style would you like to see in the subarea?





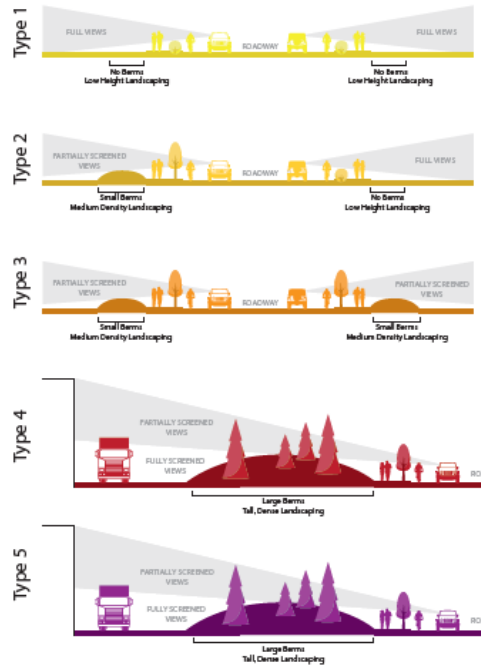
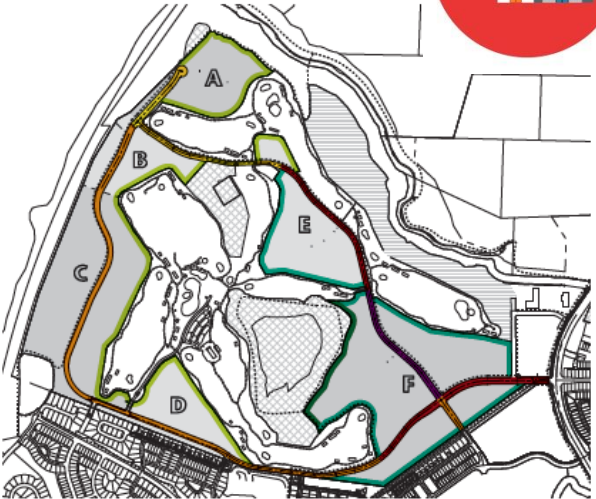


**STREETSCAPE BUFFERING**

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5

**SITE BUFFERING**

- Type 6
- Type 7
- Type 8



**TYPE 6:**

- Buildings with high quality design at all views: front, sides and back.
- Combination of medium to low or no berming.
- Building sites offer outdoor amenities along golf course views: patios, pedestrian/user features, etc.
- Low berms and landscaping blend seamlessly with the golf course.

**TYPE 7:**

- Combination of high berms and dense landscaping or screen walls to conceal the working and delivery areas of sites.

**TYPE 8:**

- Maintain and enhance existing, dense landscape buffers.



Public Open House – AUGUST 7, 2017

- Old Fort Lake Village - Subarea Plan
- Center and DuPont Commercial

You may provide additional comments / suggestions to:

Jeff Wilson, Community Development Director at  
253-912-5393 and/or [jwilson@dupontwa.gov](mailto:jwilson@dupontwa.gov)

## QUESTIONNAIRE

1: MODEL COMMUNITIES - What other cities/neighborhoods should be looked to for inspiration for the Old Fort Lake subarea?

*Sammamish / Issaquah Highlands*

2: POTENTIAL IMPACTS - What potential project impacts are you concerned about regarding the (a) Old Fort Lake Subarea Plan and/or (b) the Commercial area at Center & DuPont-Steilacoom Rd.

*(a) preserving our world class golf course & world class views. NO warehousing. NO more truck traffic*

*(b) good to diversify but be mindful of traffic flow into & out of property*

3: OPPORTUNITIES - What are some major opportunities that you see as a part of these projects?

*Diversifying our job base, But not to the detriment of our values.*

QUESTION 4: OPEN COMMENTS - Is there anything else you'd like to recommend as the City pursues these two planning endeavors?

*NO trucks on Center Dr.*

Use back of page if necessary



Public Open House – AUGUST 7, 2017

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## QUESTIONNAIRE

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*NO*

*A: Traffic & Elite Gated Feel to the development*

*B: Keep shopping areas off out of Rain Reservoir Area*

3: OPPORTUNITIES - What are some major opportunities that you see as a part of these projects?

*Park in Old Fort*

*Access to vicinity of Golf Course via Foot & Bike trail*

QUESTION 4: OPEN COMMENTS - Is there anything else you'd like to recommend as the City pursues these two planning endeavors?

*- No tax measures to fund projects*

Use back of page if necessary







A

B

C

D

E

F

City of DuPont

Copper Leaf

Nisqually Tribe

Sequalitchew Creek

The Home Course

Google

Imagery ©2017 Google, Map data ©2017 G



# QUESTIONS



## Old Fort Lake Business & Technology Park

(COMP-16-04 & TEXT-16-06)







# D ZONING & LAND USE

Which of the following uses should be included in the subarea?  
(in addition to industry uses that are already allowed)  
(multi-choice / check all that apply)

DELI/CAFE

CONVENIENCE STORE

STATION/AUTOMOTIVE

RETAIL OFFICE

BULK ITEM RETAIL

RESIDENTIAL/APARTMENTS

MIXED USE

HOTEL (BOUTIQUE HOTEL)

City of DuPont  
Old Fort Lake Subarea Plan

## COMMUNITY OPEN HOUSE

Which of these land uses should be included in the Subarea [and Proposed Commercial Area]?

LOW RESPONSES

RESIDENTIAL /  
APARTMENT

HOTEL





# D ZONING & LAND USE

What type of industry should be the focus in the subarea?

(multi-choice / check all that apply)

WAREHOUSING/DISTRIBUTION

MANUFACTURING

RESEARCH & DEVELOPMENT

HIGH TECHNOLOGY

OFFICE/CORPORATE OFFICES

What is your preferred shopping environment?

(Choose One)

STAND-ALONE



SHOPPING CENTER



MIXED USE/NEIGHBORHOOD CENTER



City of DuPont  
Old Fort Lake Subarea Plan



## COMMUNITY OPEN HOUSE

What is your preferred shopping environment?

HIGHEST RESPONSE

MIXED-USE /  
NEIGHBORHOOD CENTER



# COMMUNITY OPEN HOUSE

What are some major opportunities that you see as part of these projects?

**General Comments:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Provide additional shopping for families,</li> <li>• provide employment,</li> <li>• provide medical,</li> <li>• provide independent stores (non chains),</li> <li>• Provide recreational area / multi-use pool,</li> </ul> | <ul style="list-style-type: none"> <li>• provide high-end health club,</li> <li>• provide cultural center / partnership with the tribe,</li> <li>• provide revenue for the City,</li> <li>• provide higher-education,</li> <li>• provide a theater,</li> <li>• open the areas to the public and views</li> <li>• learn from past mistakes</li> </ul> |
|---|--|

**Comments for the Commercial Area at Center & DuPont-Steilacoom Road:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Entice a grocery store to the area</li> </ul> | <ul style="list-style-type: none"> <li>• provide sit-down restaurant</li> </ul> |
|--|---|





# COMMUNITY OPEN HOUSE

**Is there anything else you'd like to recommend as the City pursues these two planning endeavors?**

## COMMENT THEMES (*COMMERCIAL PROPOSAL*)

- Appreciation for the public involvement
- Request for additional public involvement
- Concerns about traffic

